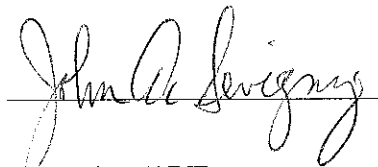


TRANSFER

TAX  
PAIDWARRANTY DEED  
003437


Know All Persons By Persons by These Presents, That CARLE STREET ASSOCIATES LIMITED PARTNERSHIP, a Maine limited partnership having a mailing address of c/o First Allied Realty Associates, 222 St. John Street, Suite 103, Portland, Maine 04102 (the "Grantor"), for and in consideration of One Dollar (\$1.00), plus other good and valuable consideration paid by EWT, LLC 6, a New Hampshire limited liability company whose mailing address is 45 Centre Street, Concord, New Hampshire 03301 (the "Grantee"), the receipt whereof Grantor does hereby acknowledge, docs hereby give, grant, bargain, sell and convey unto the said Grantee, its successors and assigns, with warranty covenants, a certain lot or parcel of land, together with the buildings and other improvements thereon, being located on Cool Street in the City of Waterville, County of Kennebec and State of Maine, and being more particularly described on Exhibit A attached hereto.

In Witness Whereof, the said Carle Street Associates Limited Partnership, has caused this instrument to be executed by Ronald C. Coffin, its general partner hereunto duly authorized, this 14 day of December, 2000.



STATE OF MAINE  
CLERK OF COURTS ss.

CARLE STREET ASSOCIATES LIMITED  
PARTNERSHIP

By:   
Ronald C. Coffin, its General Partner

December 14, 2000

Then personally appeared the above-named Ronald C. Coffin, general partner of Carle Street Associates Limited Partnership, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said partnership.

Before me,



Notary Public/Attorney at Law

Print Name: JOHN A. SEIGNY

My commission expires:

My Notary Commission  
Expires The Year of  
2004

MLS\H\FIRST ALLIED\DEED(CARLEST).DOC

Trayton & Matzen



38-64

EXHIBIT A

38-64

A certain lot or parcel of land situated on the northwesterly side of Cool Street, so called, in the City of Waterville, County of Kennebec, State of Maine and being more particularly described as follows:

Beginning at an iron bolt found on the northwesterly sideline of said Cool Street, which iron rod is further described as being the most easterly corner of land now or formerly of Kenneth Coro as described by a deed recorded in Vol. 2629, Page 312 of said Kennebec County Registry of Deeds;

thence (N 34° 34' 35" E) by and along the northwesterly sideline of said Cool Street a distance of 150.00 feet to an iron rod set at the most southerly corner of land now or formerly of Patrick Viola, Jr. as described by a deed recorded in Vol. 2268, Pg. 111 of said Kennebec County Registry of Deeds;

thence (N 55° 25' 25" W) by and along the southwesterly line of land of said Viola a distance of 120.00 feet to an iron rod set at the most westerly corner of land of said Viola.

thence (N 34° 34' 35" E) by and along the northwesterly line of land of said Viola and the northwesterly line of land now or formerly of Daniel Proctor as described by a deed recorded in Vol. 2447, Page 54 of said Kennebec County Registry of Deeds, a distance of 80.00 feet to an iron rod set at the most southerly corner of land now or formerly of Charles Clapperton, Jr. as described by a deed recorded in Vol. 2808, Pg. 199 of said Kennebec County Registry of Deeds;

thence (N 55° 25' 25" W) by and along the southwesterly line of land of said Clapperton a distance of 120.00 feet to an iron rod set at the most westerly corner of said lot;

thence (N 34° 34' 35" E) by and along the northwesterly line of land of said Clapperton a distance of 70.25 feet to an iron rod found on the southerly line of land now or formerly of Rudolph Michaud as described by a deed recorded in Vol. 1757, Pg. 120 of said Kennebec County Registry of Deeds;

thence (N 78° 34' 45" W) by and along the southerly line of land of said Michaud and land now or formerly of Charles Lakin et al as described by a deed recorded in Vol. 2484, Pg. 303, a distance of 152.59 feet to an iron rod found at the southwesterly corner of land of said Lakin;

thence (N 78° 09' 00" W) by and along the southerly line of Lots 1, 3 and 5 of the Lester T. Jolovitz Subdivision, said plan being recorded in the Kennebec County Registry of Deeds in File E-83062, a distance of 298.65 feet to a granite monument found at the southwesterly corner of Lot 5 as shown on the aforementioned plan;

38-64

thence (N 77° 53' 55" W) continuing along the southerly line of said Jolovitz Subdivision a distance of 152.95 feet to an iron rod found at the southwesterly corner of Lot 7 as shown on the aforementioned subdivision plan;

thence (N 78° 50' 05" W) by and along the southerly line of land now or formerly of Lester T. Jolovitz as described by a deed recorded in Vol. 1694, Page 310 of said Kennebec County Registry of Deeds, a distance of 254.74 feet to an iron pipe found off the northerly side of a 24 inch maple tree, said iron pipe is further described as being the northeasterly corner of land now or formerly of Lionel J. Ouellette as described by a deed recorded in Vol. 818, Page 271 of said Kennebec County Registry of Deeds;

thence (S 11° 23' 50" W) by and along the easterly line of land of said Lionel J. Ouellette a distance of 262.14 feet to an iron rod found at the northwesterly corner of land now or formerly of Julianne Simpson as described by a deed recorded in Vol. 1088, Pg. 107 of said Kennebec County Registry of Deeds;

thence (S 62° 28' 15" E) by and along the northeasterly line of land of said Simpson a distance of 155.80 feet to an iron rod set at the westerly line of land now or formerly of Louis C. King;

thence (N 12° 46' 25" E) by and along the westerly line of land of said Louis C. King as described by a deed recorded in Vol. 1769, Pg. 272 of said Kennebec County Registry of Deeds a distance of 97.46 feet to an iron rod found on said line;

thence continuing on the same course of (N 12° 46' 25" E) by and along the westerly line of land of said King a distance of 18 feet, more or less, to the center of a small brook or drainage way;

thence in a southeasterly direction by and along the center of said brook or drainage way, said brook being approximated by a course of (S 60° 57' 20" E) and distance of 104.08 feet, to the northeasterly corner of land of said King;

thence (S 63° 14' 25" E) by and along the northeasterly line of land now or formerly of Joan C. Roscoe as described by a deed recorded in Vol. 1987, Pg. 235 of said

Kennebec County Registry of Deeds, a distance of 103.11 feet to an iron rod set at the northeasterly corner of said lot;

thence (S 12° 44' 55" W) by and along the easterly line of land of said Roscoe a distance of 111.61 feet to an iron rod set on the northerly terminus of Lynn Street, so called;

thence (S 63° 07' 45" E) by and along the northerly terminus of said Lynn Street a distance of 51.56 feet to an iron rod set on the westerly line of land now or formerly of Roland LaChance;

thence (N 12° 40' 25" E) by and along the westerly line of land of said Roland LaChance as described by a deed recorded in Vol. 1717, Pg. 222 of said Kennebec County Registry of Deeds, a distance of 60.00 feet to an iron pipe found at the northwesterly corner of said lot;

thence (S 77° 10' 30" E) by and along the northerly line of land of said LaChance a distance of 153.57 feet to an iron rod set at the northeasterly corner of said lot;

thence (S 34° 17' 30" W) by and along the southeasterly line of land of said Roland LaChance a distance of 95.48 feet to an iron rod set on the northeasterly line of land now or formerly of Arthur Belanger as described by a deed recorded in Vol. 1358, Pg. 487 of said Kennebec County Registry of Deeds;

thence (S 63° 27' 15" E) by and along the northeasterly line of land of said Arthur Belanger, the northeasterly line of land now or formerly of Arthur Belanger as described by a deed recorded in Vol. 2327, Page 221 of said Kennebec County Registry of Deeds and the northeasterly line of land of Arthur J. Belanger, Jr. as described by a deed recorded in Vol. 2182, Page 265 of said Kennebec County Registry of Deeds, a distance of 148.21 feet to a point near a clump of four small maple trees;

thence (N 34° 34' 35" E) by and along the northwesterly line of land now or formerly of ADCA, Inc., as described by a deed recorded in Vol. 1980, Pg. 9 of said Kennebec County Registry of Deeds and the northwesterly line of land now or formerly of Kenneth Coro as described by a deed recorded in Vol. 2629, Pg. 312 of said Kennebec County Registry of Deeds, a distance of 184.32 feet to an iron bolt found at the most northerly corner of land of said Coro;

thence (S 55° 25' 25" E) by and along the northeasterly line of land of said Coro a distance of 250.14 feet to the point of beginning.

38-64

SUBJECT to a right of way or easement in and to that portion of Lynn Street that is adjacent to the easterly boundary of the premises described in a deed from Ruth Y. McKee to Joan C. Roscoe, said deed being recorded in Book 1987, Page 235 of said Kennebec County Registry of Deeds; and further subject to another easement in and to a portion of said Lynn Street pursuant to a deed to Roland Lachance recorded in the said Registry in Book 1717, Page 222.

38-64

SUBJECT to rights and easements granted to Central Maine Power Company and New England Telephone and Telegraph Company by instrument dated November 26, 1985 and recorded in the said Registry of Deeds in Book 2909, Page 146, including the building restriction contained therein.

SUBJECT to rights, if any, of Kenneth Coro, his successors and assigns, as the owner of an abutting parcel of land bounded on the southeast by Cool Street and more particularly described in a deed recorded in the said Registry of Deeds in Book 2629, Page 312, to access the northeasterly side of the said parcel by means of an access road extending northwesterly from Cool Street over the premises hereby conveyed.

The above described premises containing 6.6769 acres, more or less, is all of the same premises described in the following deeds:

- (1) Deed of Sale by Conservator of the Estate of Amy K. Jones to Ronald C. Coffin dated June 26, 1985 and recorded in Kennebec County Registry of Deeds, Book 2820, Page 100;
- (2) Warranty Deed of Louis Simon to Ronald C. Coffin, dated July 22, 1985 and recorded in Kennebec County Registry of Deeds, Book 2833, Page 172;
- (3) Warranty Deed of Leland J. and Fernand Bard to Ronald C. Coffin dated September 13, 1985 and recorded in Kennebec County Registry of Deeds, Book 2856, Page 123.

Bearings referenced herein are calculated from a traverse oriented to true north, said orientation is based on the direction of the southerly line of the Lester T. Jolovitz Subdivision, said plan being recorded in File E-83062 of said Kennebec County Registry of Deeds. The description contained herein is based on a survey of the above described premises by Plisga & Day, Land Surveyors, which survey was performed during the month of July, 1985.

The above-described premises are the same conveyed to Carle Street Associates by Ronald C. Coffin, by warranty deed dated November 7, 1985, recorded in the Kennebec County Registry of Deeds in Book 2880, Page 138.

38-64

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RECEIVED KENNEBEC SSL

2001 FEB -9 AM 9:00

ATTEST: *Lorne Rust Mason*  
REGISTER OF DEEDS